

This document prepared by (and after recording)
return to:)
Name: Hugh H. Armistead)
Firm/Company: Title Assurance)
Address: P. O. Box 609)
Address 2:)
City, State, Zip: Olive Branch, MS 38654)
Phone: 662-895-4844)
)
)
)
)

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I/We **Donald Rickey Cole, unmarried**, hereinafter referred to as "Grantor(s)", does/do hereby sell, convey, and warrant unto **Deborah S. Clemens, unmarried**, hereinafter "Grantee(s)", the following lands and property, together with all improvements located thereon, lying in the County of DeSoto, State of Mississippi, to-wit:

Lot 55, Section A, Clifton Courts Subdivision, as located in Section 7, Township 3 South, Range 7 West, DeSoto County, Mississippi, as shown on Plat of record in Plat Book 49, Page 47, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald Rickey Cole at Quit Claim Deed dated May 15, 2005, in Book 449, Page 427, in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.


SUBJECT to subdivision and zoning regulations in effect in the City of Hernando, County of DeSoto, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to building, zoning, subdivision and health department regulations set forth with the recorded plat of said subdivision as well as any amendments thereto, and to any prior conveyance or reservation of minerals of every kind and character, that is in, on, or under subject property.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2005 shall be ☒ prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or ☐ paid by Grantees, or ☐ paid by Grantor.

The property herein conveyed ☐ is not a part of the homestead of Grantor, or ☐ is part of the homestead of Grantor.

WITNESS Grantor(s) hand(s) this the 18th day of July, 2005.


Grantor
Donald Rickey Cole

Grantor

Little Assurance emv

STATE OF Tennessee

COUNTY OF Shelby

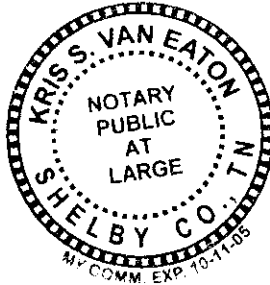
Personally appeared before me, the undersigned authority in and for said county and state, on this 18th day of July, 2005, within my jurisdiction, the within named Donald Rickey Cole, who acknowledged that (he/she/they) executed the above and foregoing instrument.



Notary Public

Printed Name: Kris S. Van Eaton

My Commission Expires:

10/11/05
**Grantor(s) Name, Address, phone:**

Donald Rickey Cole

202 Lanelle CoveSenatobia, MS 38668662-429-8899 HomeN/A Work**Grantee(s) Name, Address, phone:**

Deborah S. Clemens

1734 Tara Drive

Hernando, MS 38632

662-501-0213 Home

877-454-2305 Work

SEND TAX STATEMENTS TO GRANTEE

TITLE ASSURANCE & ESCROW, INC.
779 WALNUT KNOLL, SUITE 201
CORDOVA, TN 38018
(901) 737 - 3332